

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA**

AGENDA FOR:

**REDEVELOPMENT AGENCY/
CITY COUNCIL MEETING
TUESDAY, OCTOBER 24, 2000, AT 10:30 A.M.
Council Chambers
202 C Street, 12th Floor**

Roll Call

Public Comment: Members of the public may address the Agency on items of interest within the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Requests to speak should be submitted in writing to the Chair or City Clerk at the time of the meeting. Pursuant to the Brown Act, no discussion or action shall be taken by the Agency.

ADOPTION

1. **Sale of Centre City Redevelopment Project Subordinate Tax Allocation Bonds, Series 2000B; Horton Plaza Redevelopment Project Subordinate Tax Allocation Bonds, Series 2000.**

(RA 2001-59)

Authorizing the issuance of Centre City Redevelopment Project Subordinate Tax Allocation Bonds, Series 2000B, in an amount not to exceed \$23 million; approving the Preliminary Official Statement; approving the form of an Escrow Agreement and Purchase Contract; and authorizing certain other matters pertaining to the issuance and sale of the proposed Tax Allocation Bonds.

(RA 2001-60)

Authorizing the issuance of Horton Plaza Redevelopment Project Subordinate Tax Allocation Bonds, Series 2000 in the amount of \$17 Million; approving the Preliminary Official Statement; approving the form of an Escrow Agreement and Purchase Contract; and authorizing certain other matters pertaining to the issuance and sale of the proposed Tax Allocation Bonds.

See Centre City Development Corporation report dated September 27, 2000.

Council Companion Item No. 339.

Staff: Frank Alessi 533-7130.
Atty: Douglas Humphreys

ADOPTION

2. **Agreement for Special Legal Services with Dietisch & Christensen.**

(RA 2001-52)

Authorizing an agreement with Dietisch & Christensen for special legal counsel services in an amount not to exceed \$100,000.

See Centre City Development Corporation report dated September 26, 2000.

Staff: David Allsbrook 533-7112.

Atty: Elisa Cusato

3. **Fourth Amendment to Agreement with Nasland Engineering - General As-Needed Services.**

(RA 2001-55)

Approving the Fourth Amendment to the Agreement for Civil Engineering Services with Nasland Engineering to add \$30,000 to the Agreement.

See Centre City Development Corporation report dated September 26, 2000.

Staff: David Allsbrook 533-7112.

Atty: Douglas Humphreys

4. **First Implementation Agreement for the Assignment of the DDA with DDR/Oliver McMillan, LP.**

(RA 2001-61)

Approving the Proposed Implementation Agreement to provide for the assignment of the existing DDA with DDR/Oliver McMillan and to adapt other provision of the DDA to such possible assignment and proposed changes; and authorize an amendment to the FY 2000-01 project budget increasing the Gaslamp Project Budget FY \$200,000.

See Centre City Development Corporation report dated September 27, 2000.

Staff: Eli Sanchez 533-7121.

Atty: Carrie Gleeson

5. **Fifth Amendment to Agreement with Daley & Heft - Special Legal Counsel Services..**

(RA 2001-64)

Approving the Fifth Amendment to the Agreement with Daley & Heft, to add \$750,000 to the agreement.

See Centre City Development Corporation report dated September 28, 2000.

Staff: David Allsbrook 533-7112.

Atty: Elisa Cusato

ADOPTION

6. **First Implementation Agreement to DDA with JMI Realty, Inc. - Westin Hotel.**

(Revised: 10/19/00) (Continued to November 14, 2000)

(RA 2001-58)

Approving the First Implementation Agreement with JMI Realty, Inc. for the Westin Hotel at 6th Avenue & L Street.

See Centre City Development Corporation report dated September 26, 2000.

Staff: Pam Hamilton 533-7114.

Atty: Douglas Humphreys

7. **Proposed First Amendments to Exclusive Negotiation Agreements with East Village Development San Diego & Union Bank of CA.**

(RA 2001-56)

Approving First Amendment to the Exclusive Negotiation Agreement with East Village Development, LLC. For the blocks bounded by Ninth to Thirteenth, Market to Island Streets.

(RA 2001-57)

Approving the First Amendment to the Exclusive Negotiation Agreement with Union Bank of California, N.A. for the blocks bounded by Ninth to Thirteenth, Market to Island Streets.

See Centre City Development Corporation report dated September 27, 2000.

Staff: Pam Hamilton 533-7114.

Atty: Douglas Humphreys

8. **Approval of the First Amendment to the Second Implementation Plan for the Central Imperial Redevelopment Project.**

(RA 2001-42)

That the Redevelopment Agency adopts a resolution approving the First Amendment to the Second Implementation Plan for the Central Imperial Redevelopment Project.

See Southeastern Economic Development Corporation report no. 00-030 dated September 7, 2000.

Staff: Carolyn Smith 527-7345.

Atty: Douglas Humphreys

Continued to November 14, 2000.

ADOPTION

9. **Authorization to Award Bid and Enter into Phased Funding Contract for Valencia Business Park Public Improvements.**

(RA 2001-45)

That the Redevelopment Agency: 1) Grant authorization for an increase in the funding amount for the Valencia Business Park Public Improvements from \$2,300,000 to \$3,391,374; 2) Grant authorization for the Southeastern Economic Development Corporation (SEDC) to award to the lowest responsible bidder, Wier Construction Corporation, the contract for the Valencia Business Park Public Improvements in the amount of \$3,083,067; provided that the Auditor first furnishes a certificate demonstrating that the funds necessary for expenditure under established contract funding phases are, or will be, on deposit in the City treasury; 3) Grant authorization for a Phase Funded contract; 4) Direct the Auditor to amend the FY 00/01 Project Budget (Fund No. 98779) in the Central Imperial Redevelopment Project Area in the amount of \$1,091,374 and to appropriate said funding consistent with the construction phasing (see Attachment 4). \$510,000 of this amount is coming from FY2000 bond proceeds; 5) Authorize the repayment of \$581,374 previously loaned to the Agency from the City of San Diego for the Mount Hope Redevelopment Project Area; 6) Authorize acceptance of \$581,374 from the City as an interest bearing loan to be used in the approved Fiscal Year 00/01 SEDC Project Budget for the Central Imperial Redevelopment Project Area and to be repaid as soon as practicable from tax increment or other appropriate and available revenue; and 7) adopting a resolution stating for the record that the EIR has been reviewed and considered prior to approval of the improvements.

See Southeastern Economic Development Corporation report no. 00-028 dated September 7, 2000.

Council Companion Item No. 340.

Staff: Marie Humphrey 527-7345.

Atty: Carrie Gleeson

10. **Third Amendment to the Central Imperial Redevelopment Plan.**

(Revised: 10/19/00) Special Joint Meeting with City Council

(RA 2001-63)

That the redevelopment Agency approve the resolution adopting the Third Amendment to the Central Imperial Redevelopment Plan and related documents; approve the Report to City Council for the Third Amendment to the Central Imperial Redevelopment Project Area.

(RA 2001-62)

Certify the Mitigated Negative Declaration.

See Southeastern Economic Development Corporation report no. 00-033 dated October 10, 2000.

Council Companion Item No. 338.

Staff: Carolyn Smith 527-7345.

Atty: Douglas Humphreys

ADOPTION

11. Approval of the Third Implementation Agreement Pacific Development Partners.

Continued from the meeting of October 3, 2000.

(RA 2001-50)

That the Redevelopment Agency adopts a resolution approving the Third Implementation Agreement to the Disposition and Development Agreement with Pacific Development Partners, LLC.

See Southeastern Economic Development Corporation report no. 00-032 dated September 21, 2000.

Staff: Carolyn Smith 527-7345.

Atty: Douglas Humphreys

SPECIAL JOINT MEETING

12. City Heights Redevelopment Plan Amendment.

Continued from the meeting of October 3, 2000.

(RA 2001-48)

Certify that the information contained in LDR File No. 98-8207 has been completed in compliance with CEQA and that the Mid-City Communities Plan Final EIR reflects the independent judgment of the City of San Diego as the Lead Agency and adopt the Mid-City Communities Plan Findings and Statement of Overriding Considerations; certify that the information contained in the Environmental Secondary Study for the Third Amendment to the City Heights Redevelopment Plan has been completed in compliance with CEQA and reflects the independent judgment of the Redevelopment Agency as the Lead Agency and stating for the record that the final Environmental Secondary Study as well as the Final EIR for the City Heights Redevelopment Plan, FONSI/Mitigated Negative Declaration to the First Amendment to the City Heights Redevelopment Plan and the Final EIR for the Mid-City Communities Plan have been reviewed and considered prior to approving the project.

(RA 2001-49)

Approve the Third Amendment to the City Heights Redevelopment Plan and the Agency Report to the City Council for the Plan Amendment, transmit the Amendment and the Report to the City Council and recommend that the City Council adopt the Amendment.

See Redevelopment Agency Staff report no. RA 00-17, dated September 26, 2000.

Council Companion Item No. 601.

Staff: Jim LoBue 236-6012.

Atty: Elisa Cusato

